

Submitted July 13, 2011

Approved As of

Date July 13, 2011

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 12-2011
Wednesday, May 25, 2011**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, May 25, 2011.

PRESENT
John Tyner, Chair
Jerry Callistein
Kathleen Cook
Don Hadley
David Hill
Kate Ostell

Absent: Dion Trahan

Present: Bridget Donnell Newton, Council Liaison
Susan Swift, Director of CPDS
Andrew Gunning, Assistant Director
Marcy Waxman, Senior Assistant City Attorney
Jim Wasilak, Chief of Planning
David Levy, Chief of Long-Range Planning
Bobby Ray, Principal Planner
Clark Larson, GIS Specialist
Cindy Kebba, Planner III
Ann Wallas, Planner III
Mayra Bayonet, Planner III
Peter Campanides, Transportation
Tyler Tansing, Commission Secretary

Mr. Gunning introduced Clark Lawson as the Department of Community Planning and Development Services' GIS Specialist.

REVIEW AND ACTION

Final Record Plat PLT2011-00509, Shelter Development LLC - to consolidate two deeded lots into a single record lot containing 147,252 square feet and 12,438 square feet dedicated to public use, as Lot A, Block 21 of the Ivy Woods subdivision, located at 9200 Darnestown Road in the R-90 Zone.

Mr. Chasten presented the staff report.

In response to a question by Commissioner Hill regarding Condition 1, Mr. Chasten explained that the Plat has to be revised in accordance with Exhibit A.

Commissioner Hadley recused himself because of a client relationship with the Veirs family.

Nancy Regelin, Attorney with Shulman Rogers and Andrew Teeters with Brightview, presented the applicant's request.

Commissioner Callistein moved, seconded by Commissioner Ostell to approve Final Record Plat PLT2011-00509 as submitted. The motion passed on a vote of 5-0. Commissioner Hadley recused himself and Commissioner Trahan was absent.

REVIEW OF PLANNING COMMISSION ANNUAL REPORT 2010

Discuss the 2010 Annual Report before conveying it to the Mayor and Council and the Maryland Department of Planning, as required by Article 66B 3.09 of the Annotated Code of Maryland.

Ms. Wallas presented the Commission's Annual Report for the year 2010.

Questions from the Commission:

Commissioner Hill questioned page 14 of the Annual Report regarding TXT2010-00225. Commissioner Hill recollected that the Commission did not recommend the Text Amendment, fully, to the Mayor and Council. He noted that the Commission questioned the open area requirements of this particular Amendment. Mr. Levy replied that staff would check the record to what formal action was taken. The Commission further discussed the matter regarding the action of the Text Amendment.

Commissioner Hadley questioned the Appendix regarding consistency. Ms. Wallis explained.

Commissioner Callistein moved, seconded by Commissioner Hill to approve the Planning Commission's Annual Report 2010 subject to the revisions. The motion passed on a vote of 6-0. Commissioner Trahan was absent.

Ms. Wallas reminded the Commission about the "Plan Maryland". The Open House is scheduled for Thursday, June 16 from 5:00 pm to 8:00 pm. at the University of Maryland, College Park, Maryland. Ms. Wallis stated that written testimony is due by September 1, 2011, and the

Plan is available on the City's Web site. Staff is proposing to bring the Plan back before the Commission to review at its meeting on June 22.

WORKSESSION - Third worksession on the Draft Rockville Pike Plan

Discussion and endorsement of the Development Principles of the Plan

Mr. Levy opened the worksession discussing the proposed Planning Commission calendar schedule.

The Commission discussed the Pike Plan's ten Development Principles: quality architecture and urban design; roadway and intersection improvements; safe and pleasant environment for walking and biking; additional open space, landscaping, and environmentally friendly development; vibrant, walkable mixed-use developments; new public spaces; maintaining both local and national retail and encouraging property redevelopment; providing choices for cars and pedestrians to access and move between properties along the Pike; efficient and reliable public transportation options; and appropriate signage, lighting and wayfinding tools making the Pike an inviting and an easily navigable environment.

Mr. Levy presented a power point presentation. His remarks included dispelling common myths about the Pike Plan; scheduling topics for worksession discussions; and key decisions the Commission would be making.

Commissioner Hadley explained his recommendations on reorganizing the Development Principles based on three themes - Desirable Environment; Addressing & integrating multiple transportation needs; and, achieving economic (market place) viability & sustainability. The Commission and staff discussed these three themes and how they might be included in the Development Principles.

Commissioner Callistein added that the Pike should be a sustainable environment that balances development with the need for adequate public facilities.

The Commission further discussed Commissioner Hadley's and Commissioner Callistein's recommendations.

The Commission provided additional comments such as creating a highly desirable and viable Pike for the future; efficient multi-modal transportation; creating a mission statement; the fact that this is not the plan for ALL of Rockville - this is only a two-mile section of the City; and that the Commission gather a number of thoughts from this discussion to be organized for the next meeting.

In response to Mr. Levy, Commissioner Tyner stated that the list of 10 Development Principles are generally endorsed, but with some modifications and additions.

The Commission discussed whether the record should remain open longer than the May 27 date that had previously been chosen. After further discussion, the Commission's decision was to leave the record open until September 30, 2011.

The Commission discussed the June 8th meeting and decided that, because there will be other important applications scheduled on the agenda, the meeting would begin at 6:00 p.m. instead of its regular time at 7:00 p.m.

Mr. Levy stated that citizens can provide testimony by mail, or email it to Rockville Pike Plan@rockvillemd.gov.

Mr. Levy also brought up the upcoming June 8th Planning Commission worksession and discussed some ideas for the Commissioners to focus on for the upcoming worksession. He noted that representatives from four transportation agencies have been invited to the worksession to provide comments and respond to questions from the Commission.

COMMISSION ITEMS

Staff Liaison Report

Mr. Gunning reported that the APFO Committee's public forum is scheduled for next Thursday, June 2, 2011 in the Mayor and Council Chambers at 7:00 pm. He noted that the APFO Committee's regular meeting is scheduled for tomorrow (Thursday) evening at 7:00 pm.

Mr. Gunning reported that the Mayor and Council meeting on June 6, 2011 will include a presentation on Bus Rapid Transit (BRT).

Old Business

No Old Business

New Business

Commissioner Hill mentioned that the CIP was approved Monday night and inquired about the Edmonston bridge.

Minutes

No minutes

FYI Correspondence

No FYI Correspondence

ADJOURN

The Chair adjourned the meeting at 9:27 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary